



City of Seattle

Gregory J. Nickels, Mayor

**Department of Planning and Development**

D. M. Sugimura, Director

**CITY OF SEATTLE  
ANALYSIS AND DECISION OF THE DIRECTOR OF  
THE DEPARTMENT OF PLANNING AND DEVELOPMENT**

**Application Numbers:** 3001442

**Applicant Name:** Dony B. Asis

**Address of Proposal:** 7960 46<sup>th</sup> Avenue S.

**SUMMARY OF PROPOSED ACTIONS**

Master Use Permit to subdivide two parcels into three parcels of land. Proposed parcel sizes are: A) 8,623 sq. ft., B) 5,000 sq. ft., and C) 5,003 sq. ft.

**Short Subdivision** - to subdivide two parcels into three parcels of land.  
(Chapter 23.24, Seattle Municipal Code).

**SEPA DETERMINATION:** ☒ Exempt ☐ DNS ☐ MDNS ☐ EIS

☐ DNS with conditions

☐ DNS involving non-exempt grading or demolition, or  
involving another agency with jurisdiction.

**BACKGROUND DATA**

**Site & Area Description**

The subject site is located on 46<sup>th</sup> Avenue S. between S. Kenyon St. and S. Rose St. in the South Seattle neighborhood. The existing lot area is approximately 18,623 square feet with existing residential and accessory structures on site. The zoning for this site is Single-family with a minimum lot size of 5000 (SF5000).

The surrounding area is zoned SF5000. The rest of the area is characteristic of low-density residential zones, quiet streets during mid-afternoon with little pedestrian activity. 46<sup>th</sup> Avenue S. is a 40-foot wide, two-lane paved street without sidewalks, curbs and gutters and 47<sup>th</sup> Avenue S. is a 20-foot wide, paved street without sidewalks, curbs and gutters on both sides.

The combined lots have approximately 100-feet of street frontage along both 46<sup>th</sup> Avenue S. and 47<sup>th</sup> Avenue S. and they are approximately 186.25'-feet deep. Site vegetation includes grass, shrubs, Blackberries and trees.

#### Proposal Description

The proposal is to subdivide two parcels into three parcels of land. Proposed parcel areas are indicated in the summary above. Vehicular access for Parcels B will be from 46<sup>th</sup> Avenue S. and vehicular access for Parcel C will be from 47<sup>th</sup> Avenue S. Parcel A will have vehicular access from both 46<sup>th</sup> Avenue S. and 47<sup>th</sup> Avenue S. The proposal includes the removal of a shed and an old dog house. The proposal also includes a 12-foot wide access easement across Parcel C for the use of Parcel C.

#### Public Comments

No written comments were received during the public comment period, which ended on November 16<sup>th</sup>, 2005.

#### **ANALYSIS - SHORT SUBDIVISION**

Pursuant to SMC 23.24.040, no short subdivision shall be approved unless all of the following facts and conditions are found to exist. The findings which follow are based upon information provided by the applicant; review of access, drainage and zoning within the Department of Planning and Development (DPD); review from Seattle Public Utilities, Seattle Fire Department and Seattle City Light; and, review by the Land Use Planner.

*1. Conformance to the applicable Land Use Code provisions;*

The parcels created by this proposed division of land would conform to all development standards of the SF 5000 zone. Each lot will have adequate buildable lot area to meet applicable parking, yards and lot coverage requirements.

*2. Adequacy of access for vehicles, utilities and fire protection as provided in Section 23.53.005;*

Each of the proposed parcels will have adequate access for vehicles, utilities and fire protection. Parcel "A" will have access from both 46<sup>th</sup> Avenue S. and 47<sup>th</sup> Avenue S. Parcel "B" will have access from 46<sup>th</sup> Avenue S. and Parcel "C" will have access from 47<sup>th</sup> Avenue S. Both 46<sup>th</sup> Avenue S. and 47<sup>th</sup> Avenue S. are paved streets without sidewalks, curbs, or gutters on either side.

Seattle City Light has reviewed this application and does not require property rights for this short plat. The Seattle Fire Department reviewed and approved this proposal with a condition.

*3. Adequacy of drainage, water supply, and sanitary sewage disposal;*

**Sanitary Sewer:** Each of the existing houses located upon the proposed Short Plat is connected by means of a single sidesewer to an 8-inch public combined sewer (PS) located in 46<sup>th</sup> Av. S. There is also an 8-inch public sanitary sewer (PSS) located in the alley adjacent to the east.

**Drainage:** Infiltration may be used as a means of controlling stormwater runoff.

**Sanitary Sewer & Drainage:** If a shared connection agreement is obtained from proposed Parcel A or B, stormwater shall be discharged to the public combined sewer.

Seattle Public Utilities reviewed the unit lot subdivision application and approved a Water Availability Certificate, **No. 20051712 on November 2<sup>nd</sup>, 2005**. All conditions on the certificate must be met prior to receiving water service.

4. *Whether the public use and interests are served by permitting the proposed division of land;*

The proposed short plat meets the minimum provisions of the Seattle Land Use Code. The proposal meets all applicable criteria for approval of a short plat as discussed in this analysis and decision. The public use and interests are served by permitting the proposed division of land.

5. *Conformance to the applicable provisions of SMC Section 25.09.240, short subdivision and subdivisions in environmentally critical areas;*

The site is not mapped as an environmentally critical area.

6. *Is designed to maximize the retention of existing trees;*

Several trees have been shown on the preliminary short subdivision drawings. However, no trees are expected to be removed as a result of this short subdivision.

7. *Conformance to the provisions of Section 23.24.045, Unit lot subdivisions, when the short subdivision is for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses, cottage housing, clustered housing, or single family housing.*

Section 23.24.045 is not applicable because the proposed short subdivision is not for the purpose of creating separate lots of record for the construction and/or transfer of title of townhouses.

## **DECISION - SHORT SUBDIVISION**

The proposed Short Subdivision is **CONDITIONALLY GRANTED**.

## **CONDITIONS - SHORT SUBDIVISION**

### **Prior to Recording**

The owner(s) and responsible party(s) shall:

1. Have final recording documents prepared by or under the supervision of a Washington State licensed land surveyor. Each lot, parcel, or tract created by the short subdivision shall be surveyed in accordance with appropriate State statutes. The property corners set shall be identified on the plat and encroachments such as fences or structures shall be shown. Lot areas shall be shown on the plat. All existing structures, principal and accessory, shall be shown on the face of the plat and their distances to the proposed property lines dimensioned. The boundaries shall be adjusted if necessary to meet the requirements of the Land Use Code.
2. Add the "Conditions of Approval upon Application for Construction Permits," noted below, to the plat. These may be added to the face of the plat, or may be attached as a separate page. If the conditions are on a separate page, insert on the face of the plat "For Conditions of Approval upon Application for Construction Permit see page \_\_\_\_ of \_\_\_\_."
3. Submit the final recording forms and fee for approval.

### **After Recording and Prior to Issuance of a Building Permit**

4. Attach copy of the recorded short plat with the plan upon application for a construction permits.
5. Provide a standard drainage control plan.

Signature: (signature on file)  
Joan S. Carson, Land Use Planner II  
Department of Planning and Development  
Land Use Services

Date: April 27, 2006